

CHASE FIELD NAVAL AIR STATION

BEEVILLE, TEXAS

Engineering Field Division/Activity: SOUTHDIV
 Major Claimant: COMNAVFACENGCOM
 Size: 1,800 Acres
 Funding to Date: \$31,249,000
 Estimated Funding to Complete: \$0



Base Mission: Provided facilities, services and material to support jet pilot training program of the Naval Air Training Command

Contaminants: Acids, heavy metals, paint, PCBs, POLs, photographic chemicals, solvents

Number of Sites:

CERCLA: 6
 RCRA Corrective Action: 0
 RCRA UST: 0
 Total Sites: 6

Relative Risk Ranking of Sites:

High: 0 Not Evaluated: 0
 Medium: 0 Not Required: 6
 Low: 0

BRAC II

Sites Response Complete: 6

PROGRESS AND PLANS

CERCLA	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
PA / SI	6							
RI / FS	5							
RD	4							
RAC	4							
RAO								
IRA	4(4)							
RC	6							
Cumulative % RC	100%	100%	100%	100%	100%	100%	100%	100%

CORPUS CHRISTI NAVAL AIR STATION

CORPUS CHRISTI, TEXAS

Engineering Field Division/Activity: SOUTH DIV
 Major Claimant: CNET
 Size: 3,618 Acres
 Funding to Date: \$5,853,000
 Estimated Funding to Complete: \$22,946,000



Base Mission: Provides pilot training; provides facilities operation, maintenance and logistical support of aviation activities

Contaminants: Heavy metals, volatile organic compounds

Number of Sites:

CERCLA: 12
 RCRA Corrective Action: 5
 RCRA UST: 4
 Total Sites: 21

Relative Risk Ranking of Sites:

High: 5 Not Evaluated: 1
 Medium: 0 Not Required: 13
 Low: 2

Sites Response Complete: 13

PROGRESS AND PLANS

CERCLA	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
PA / SI	12							
RI / FS								
RD								
RAC								
RAO								
IRA								
RC	12							
Cumulative % RC	100%	100%	100%	100%	100%	100%	100%	100%
RCRA CA	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
RFA	1		4					
RFI / CMS	1			3	1			
DES	1			1		1	1	
CMI						2	1	
CMO								
IRA					1(1)			
RC				1	1	2	1	
Cumulative % RC	0%	0%	0%	20%	40%	80%	100%	100%
UST	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
SA	4							
CAP	2	1						
DES								
IMP		2	1			1		
IMO								1
IRA		1(3)	1(3)					1(1)
RC		1	1			1		1
Cumulative % RC	0%	25%	50%	50%	50%	75%	75%	100%

DALLAS NAVAL AIR STATION

DALLAS, TEXAS

Engineering Field Division/Activity: SOUTH DIV

Major Claimant: COMNAVRESFOR

Size: 875 Acres

Funding to Date: \$6,907,000

Estimated Funding to Complete: \$82,227,000



Base Mission: Provides administrative training and logistical support for Naval Air Reserve Units, Marine Air Reserve Training detachments, Texas Air National Guard, Army Reserve and Army National Guard

Contaminants: Acid, base, electrolyte, industrial wastewater and sludge, inert material, POLs, lubricants sludge, PCBs, plating waste, scrap metal, solvents, heavy metals

Number of Sites:

CERCLA: 0
RCRA Corrective Action: 41
RCRA UST: 1
Total Sites: 42

Relative Risk Ranking of Sites:

High: 24 **Not Evaluated:** 6
Medium: 4 **Not Required:** 0
Low: 8

BRAC III

Sites Response Complete: 0

EXECUTIVE SUMMARY

Dallas Naval Air Station (NAS) occupies 877 acres in the center of the Dallas - Fort Worth metropolitan area, about 12 miles southwest of downtown Dallas, Texas. This includes a runway clear zone being leased for grazing and a separate housing area. The station was established in 1932 as Hensley Field of the US Army Air Corps and became NAS Dallas in 1943. Industrial operations associated with the base's pilot training mission that lead to contaminated sites include the following: aircraft and vehicle maintenance; fueling of aircraft and vehicles; washracks for aircraft and vehicles; fire fighter training; carpentry, paint, pipe, metal and battery shops; material storage facilities; photo labs; dental and medical clinics; pest control, landfills and sewage treatment. The Navy changed its operational processes to prevent further contamination. The most prevalent contaminants on base as a result of the past operations are petroleum products and sludge, solvents and heavy metals. The cleanup of the past contamination is being conducted under the RCRA Corrective Action Program with the requirements prescribed in a RCRA HSWA permit.

The environmental restoration program is divided into six categorical areas, which contain the 41 permitted RCRA Solid Waste Management Units (SWMUs) and the 1 RCRA Underground Storage Tank (UST). The categories were developed based the geographical area and associated land use. Within each category is a group of SWMUs. They are investigated and remediated according to the applicable reuse of these categories. Along with the official restoration program, there is an investigation into 191 Gray area sites, which are potential restoration sites. These sites are scattered amongst the Categories listed below.

Category A. Most of this category is operated by the Texas Army National Guard (ANG). This area consists of administrative and industrial support buildings for the Guard. A former landfill and the diversion channel from Cottonwood Creek to Mountain Creek Lake are located within this category. SWMUs 1, 3, 6-14, 27, 29, 32 and 81 are in Category A.

Category B - This category is mainly the Navy industrialized area of the base. Activities such as gasoline motor vehicle refueling, auto maintenance, hazardous waste storage, jet engine testing, and shipping/receiving are located within this category. SWMUs 2, 26, 30, 31, 36, 37, 38, 60, 84, 85, 124 and 125 are in Category B.

Category C - This category consists of the Navy administrative offices. Medical, housing, recreational, retail and training activities take place in the area of the base. The Naval Exchange gas station, and auto maintenance facility is located in this category. SWMUs 15, 16, 20 and 79 are in Category C.

Category D - Most of this category is operated by the Texas Air National Guard (TANG). This area consist of administrative and industrial support buildings for the Guard. SWMUs 4, 17, 18, 19, 21, 68 and 92 are in Category D.

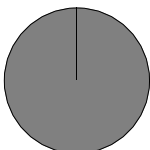
Category E and off-site - This category is made up of the runways, aprons, and the clear zone. The clear zone is located off-site north of the main runway. SWMUs 78 and 80 are in Category E.

Category F - The Main Fuel Farm makes up this entire Category. Jet fueling and washing is all that takes place in this category. SWMU 136 is in Category F.

There are currently 42 SWMUs and 191 Gray area sites in a study phase. Future plans for submitting the interim RFI reports include Categories D, F, A and E, in that order. Recently, a significant accomplishment was the completion of a soil background study and a model Finding of Suitability to Lease (FOSL).

In 1993, the Base Realignment and Closure (BRAC) commission recommended Dallas NAS for closure. The operations will be transferred to Naval Air Station Fort Worth and operational closure is planned for September 1998. A BRAC Cleanup Team (BCT) was been formed and BRAC Cleanup Plan (BCP) was published in FY94. The Environmental Baseline Survey conducted in 1994 shows the majority of the property falls in Environmental Condition of Property Classification 7, which requires investigation before transfer. In 1995, a reuse committee was established and it has adopted a reuse plan that presents the primary reuse concept of industrial aviation use. Fast track initiatives used include non-intrusive screening methods and geostatistics to determine the extent of contaminant releases. Recently, Category B and C interim RFI reports have been submitted to the Texas Natural Resource Conservation Commission for their approval.

Current Status Of Sites



■ Studies Underway	42
■ Cleanups Underway	0
□ Response Complete	0
TOTAL	42

DALLAS NAS RELEVANT ISSUES

ENVIRONMENTAL RISK



HYDROGEOLOGY - Dallas NAS is located within the Blackland Prairie which has a topography of low relief plains broken by the meandering courses of streams and rivers. The south side of the facility borders on the northern shore of Mountain Creek Lake, a large reservoir created by a dam on Mountain Creek, a tributary to the west fork of the Trinity River. The area is characterized by broad terraces sloping to the east and interrupted by westward facing escarpments created by the eastward dipping geological units. The soil layer is composed of primarily calcareous clayey soils with lenses of loam, sand or gravel. The surface soils have a low permeability so rainfall runoff is high. Drainage from Dallas NAS is discharged through storm sewers directly into Mountain Creek Lake and Mountain Creek downstream of the lake.



NATURAL RESOURCES - Most of the land on the base is occupied by hangars, buildings, parking lots and other structures with interspersed small undeveloped areas that have been planted with exotic species. These undeveloped areas provide some modified habitats for local wildlife, such as common birds and rodents. The areas around the lake also provide habitat for local species and the lake is a fishery for bass, crappie, carp and other fish. According to the 1989 National Wetlands Inventory maps published by the U.S. Fish and Wildlife Service, three wetlands are within base boundaries and total about five acres in area. All three wetlands appear as open water year round and are diked or impounded. No rare, threatened, or endangered species have been discovered on the property, although there are several endangered species that have been spotted within the county. The land surrounding the base is used for industrial, commercial, residential purposes with interspersed undeveloped areas. Several buildings on the base have been identified for potential historic preservation.



RISK - 36 of the 42 sites have been relatively risk ranked by the Navy. There are 24 sites that received the "High" ranking, 4 received a "Medium" ranking and 8 received a "Low" ranking. The rankings are not driving the priority for cleanup at this point, the priority is driven by reuse issues, although if there was an immediate risk to human, health or the environment, it would be addressed regardless of the reuse issue.

REGULATORY ISSUES



NATIONAL PRIORITIES LIST - This facility is not currently listed on the National Priorities List (NPL) because the Hazard Ranking System (HRS) score of 26.38. The EPA is currently reviewing the HRS scoring package to determine the status of the base. The base does fall under the Texas Solid Waste Disposal Act which incorporates RCRA requirements including the 1984 Hazardous and Solid Waste Amendments (HSWA).



LEGAL AGREEMENTS - A draft HSWA permit (Permit Number HW-50276-000) was issued 24 February 1992 for NAS Dallas that prescribes requirements for the Corrective Action program. A Site Management Plan will be written for incorporation in the permit specifying the cleanup schedule and requirements.

COMMUNITY INVOLVEMENT



RESTORATION ADVISORY BOARD - The RAB has 10 members representing the following community interests: local government, environment, economic development, schools, and unions. A community co-chair has been selected. The RAB has received training/presentations on the role of RAB members and base closure. The RAB has reviewed the following documents: RFI Workplan, the Gray Area Workplan, the Soil Background Study, the Baseline Survey, and Category reports from initial screenings and follow-on investigations. Also they have reviewed fact sheets sent to the public. The RAB has impacted the decision to use a bilingual information program and has initiated a small business program and seminar in FY96.



COMMUNITY RELATIONS PLAN - A Community Relations Plan (CRP) was written in January 1996. There have been six public meetings held, 3 fact sheets prepared and distributed and 2 tours of the installation conducted for the general public. Other community relations activities include presentation on base closure activities on local TV.



INFORMATION REPOSITORY - Information Repositories have been established at Grand Prairie Library, Grand Prairie, Texas. The Navy maintains and updates the Information Repository regularly.

BASE REALIGNMENT AND CLOSURE



BRAC - In 1993, the Base Realignment and Closure Act recommended Dallas NAS for closure under BRAC III because the mission was realigned to the former Carswell AFB. The date for operational closure in September 1998. The operations at Dallas NAS will be transferred to NAS JRB Fort Worth.



BRAC CLEANUP TEAM - A BRAC Cleanup Team (BCT) was formed in January 1994 and meets every quarter. Team members include the Navy, EPA Region IV and Texas Natural Resource Conservation Commission. A technical subcommittee meets about every three weeks. The BCT has directed reporting and sampling activities in and around the base in FY 96.



DOCUMENTS - The BRAC Cleanup Plan (BCP) was completed in March 1994 and was updated in February 1995. The Environmental Baseline Survey (EBS) was conducted in 1994. A preliminary EBS report was published in May 1994. The report identified the following condition of property.

Environmental Conditions of Property Classification						
1	2	3	4	5	6	7
3 acres	5 acres	96 acres	1 acres	7 acres	26 acres	749 acres



LEASE/TRANSFER - No property has been leased or transferred to date. A model EBSL has been prepared.



REUSE - A reuse committee called the NAS Dallas Redevelopment Commission was established in 1995 and the first meeting was held at the end of January. The National Environmental Policy Act (NEPA) Draft Environmental Impact Statement (DEIS) is complete and the public meeting was held on 16 August 1995 on the base. The DEIS is for the parcels owned by the Navy. The reuse concept set forth in the DEIS and adopted by the reuse committee calls for industrial aviation uses. The impact of noise as related to reuse is being revisited at the request of the Federal Aviation Administration (FAA)



FAST TRACK INITIATIVES - Fast track initiatives have been taken to accelerate both the RCRA and non-RCRA investigations simultaneously through the use of non-intrusive, less expensive screening techniques and the use of geostatistics in defining the extent of releases.

DALLAS NAS HISTORICAL PROGRESS

FY85

Sites 1-12 - An Initial Assessment Study (IAS), equivalent to a Preliminary Assessment (PA), was completed in September 1985 which identified 12 potential sites, none of which were recommended for further study by the IAS. After regulatory review, Sites 1, 4, 5, 9 and 11 proceeded to a Confirmation Study phase (equivalent to a Site Inspection (SI)).

FY86

Sites 1, 4, 5, 9 and 11 - An agreement was reached with US EPA Region IV to perform sampling and analysis of the fire fighter training areas, the landfill, PCB spill site, and the TANG drainage ditch.

FY87

Sites 1, 4, 5, 9 and 11 - A Confirmation Step Study was completed in January which recommended further investigation of Sites 1, 4, 5 and 11. One additional site was discovered by activity personnel and added to the study.

FY89

The EPA conducted a RCRA Facility Assessment (RFA) in March which identified 135 potential Solid Waste Management Units (SWMUs) and 44 potential Areas Of Concern (AOCs). These qualify for DERA funding under the IR program and covers the sites from the IAS that were recommended for further investigation. This program was reduced to a total of 40 SWMUs. Site 1 became SWMU 7, Site 4 became SWMU 1, Site 5 became SWMU 85, Site 9 became SWMU 84 and Site 11 became SWMU 78.

FY92

A draft HSWA permit (Permit Number HW-50276-000) was issued 24 February 1992 for NAS Dallas that lists requirements for the Corrective Action program. The 40 SWMUs became permitted.

FY93

The Base Realignment and Closure (BRAC) commission recommended NAS Dallas for closure and realignment to NAS Joint Reserve Base, Fort Worth, Texas. The BRAC Cleanup Team (BCT) was established and the Environmental Baseline Survey (EBS) was begun in order to document the environmental condition of the base as of that time.

FY94

All SWMUs - RI/FS workplan was completed for all SWMUs and Gray area sites.

UST 1 - Begin IRA.

The EBS was completed and identified 118 AOCs to be investigated. BCT reviewed and approved work plans for environmental investigations. The RAB held its first meetings, expanded its own membership to fourteen members, and held bi-monthly meetings. The BCT agreed that 191 Gray area potential sites would need to be looked at, as well as the 40 SWMUs and 1 UST site.

The initial BCP was completed.

FY95

RI/FS Field work was begun in Category B.
RI/FS Field work was begun in Category C.

PROGRESS DURING FISCAL YEAR 1996

FY96

CRP was completed.

SWMU 136 - Identified and placed into official restoration program, bringing the number of SWMUs up to 41. No RFA was conducted.

Category B - In March of 1996 an Interim RFI report of Category B was submitted to TNRCC for approval. SWMUs 2, 26, 31, 38, 85, and 124 were determined to require further investigation. Four groundwater solvent plumes, three groundwater pesticide/PCB plumes, two soil solvent plumes, two soil pesticides/PCB plumes, and one soil VOC (benzene) plume were identified.

Category C - In September of 1996 an Interim RFI report of Category C was submitted to TNRCC for approval. Additional sampling will be required to delineate the extent of the impact on soil and/or groundwater at permitted SWMUs 15, 16, and 79. Evidence of release has also been detected in the area adjacent to Buildings 13 and 16. A sewage lift station adjacent to Building 16 appears to be the source of this release. Additionally several areas will require sampling for inorganics at low analytical detection limits to determine if a release has occurred. 7 Gray area sites have been identified as potential release sources for inorganics. BCP was modified and BCP abstracts were modified.

PLANS FOR FISCAL YEARS 1997 AND 1998

FY97

Interim RFI reports for the 4 remaining categories will be submitted.

SWMUs 2, 3, 6, 8, 10, 14, 26, 27, 29, 30, 31 and 32 - Final RFI/CMS to be completed.

SWMUs 36, 37, 38, 60, 68, 81, 84, 124 and 125 - Final RFI/CMS to be completed.

SWMU 3 - RD to be completed.

The transfer of Duncanville housing is also anticipated to be completed.

The tract occupied by the Army Reserve units is expected to be returned to the City of Dallas for use by the Texas Army National Guard, provided the reuse does not interfere with the ongoing environmental investigations and any remediation.

Update the BCP and BCP abstract.

FY98

SWMUs 4, 7, 15, 16, 17, 19, 21 and 78 - Final RFI/CMS to be completed.

SWMUs 2, 16, 26, 29, 31, 36, 37, 60, 68, 81, 84, 124 and 125 - RD to be completed.

SWMUs 32, 29, 81, 124 and 125 - CMI to be completed and sites would be RC.

UST 1 - SA to be completed. CAP to be completed. Design to be completed. IMP to begin. IRA begun in FY94 to be completed.

Continue on Gray site investigation.

Update the BCP and BCP abstract.

DALLAS NAS

PROGRESS AND PLANS

RCRA CA	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
RFA	40							
RFI / CMS			21	8	7	5		
DES			1	13	6	8	2	1
CMI				5	2	3	2	29
CMO								
IRA								
RC				5	2	3	2	29
Cumulative % RC	0%	0%	0%	12%	17%	24%	29%	100%
UST	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
SA				1				
CAP				1				
DES				1				
IMP						1		
IMO								
IRA				1(1)				
RC						1		
Cumulative % RC	0%	0%	0%	0%	0%	100%	100%	100%

DALLAS NAVAL WEAPONS INDUSTRIAL RESERVE PLANT

DALLAS, TEXAS

Engineering Field Division/Activity: SOUTH DIV
Major Claimant: COMNAVAIRSYSCOM
Size: 314 Acres
Funding to Date: \$11,949,000
Estimated Funding to Complete: \$39,239,000



Base Mission: Produces Naval weapons systems; provides and maintains a reserve industrial facility

Contaminants: Plating and finishing solutions and rinsewaters, solvents, POLs, herbicides, acids, alkaline solution, paints and thinners, strippers, paint sludges, cyanide sludges, firebricks containing cyanide, polynuclear aromatics, metals, phthalates, PCBs

Number of Sites:

CERCLA: 0
RCRA Corrective Action: 23
RCRA UST: 0
Total Sites: 23

Relative Risk Ranking of Sites:

High: 16 **Not Evaluated:** 0
Medium: 4 **Not Required:** 0
Low: 3

Sites Response Complete: 0

PROGRESS AND PLANS

RCRA CA	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
RFA	23							
RFI / CMS			1		22			
DES				1	3		2	6
CMI					1	3		9
CMO								2
IRA			1(1)	2(2)				1(1)
RC			1		9	2		11
Cumulative % RC	0%	0%	4%	4%	43%	52%	52%	100%

KINGSVILLE NAVAL AIR STATION

KINGSVILLE, TEXAS

Engineering Field Division/Activity: SOUTH DIV
 Major Claimant: CNET
 Size: 3,985 Acres
 Funding to Date: \$4,354,000
 Estimated Funding to Complete: \$8,492,000



Base Mission: Maintains and operates facilities and provides services and materials to support operations of aviation activities

Contaminants: Waste oils and fuels, solvents, paint, thinners, low concentration of heavy metals

Number of Sites:

CERCLA: 10
 RCRA Corrective Action: 0
 RCRA UST: 10
 Total Sites: 20

Relative Risk Ranking of Sites:

High: 2 Not Evaluated: 1
 Medium: 7 Not Required: 10
 Low: 0

Sites Response Complete: 10

PROGRESS AND PLANS

CERCLA	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
PA / SI	5	1	4					
RI / FS								4
RD								4
RAC								
RAO								
IRA								4(4)
RC	5	1						4
Cumulative % RC	50%	60%	60%	60%	60%	60%	60%	100%
UST	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
SA	10							
CAP	9							
DES					2			
IMP		1	3			2		
IMO						1		
IRA			3(3)					1(2)
RC	4		3			2		1
Cumulative % RC	40%	40%	70%	70%	70%	90%	90%	100%

LUBBOCK NAVAL AND MARINE CORPS RESERVE CENTER

LUBBOCK, TEXAS

Engineering Field Division/Activity: SOUTHDIV
 Major Claimant: COMNAVRESFOR
 Size: 8 Acres
 Funding to Date: \$101,000
 Estimated Funding to Complete: \$0



Base Mission: Trains Naval and Marine Corps Reserve Units

Contaminants: POLs

Number of Sites:

CERCLA: 0
 RCRA Corrective Action: 0
 RCRA UST: 1
 Total Sites: 1

Relative Risk Ranking of Sites:

High: 0 Not Evaluated: 0
 Medium: 0 Not Required: 1
 Low: 0

Sites Response Complete: 1

PROGRESS AND PLANS

UST	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
SA	1							
CAP	1							
DES								
IMP	1							
IMO								
IRA								
RC	1							
Cumulative % RC	100%	100%	100%	100%	100%	100%	100%	100%

McGREGOR NAVAL WEAPONS INDUSTRIAL RESERVE PLANT

McCLENNAN, TEXAS

Engineering Field Division/Activity: SOUTH DIV
 Major Claimant: COMNAVAIRSYSCOM
 Size: 9,755 Acres
 Funding to Date: \$1,045,000
 Estimated Funding to Complete: \$5,120,000



Base Mission: Government-Owned Contractor-Operated (GOCO) facility operated by Hercules, Inc., formally operated as aircraft bomb loading plant which produced solid propellant rocket motors

Contaminants: Waste oils and fuels, solvents, acids, caustics, ordnance compounds, pesticides, asbestos, heavy metals

Number of Sites:

CERCLA: 10
 RCRA Corrective Action: 8
 RCRA UST: 1
 Total Sites: 19

Relative Risk Ranking of Sites:

High: 2 Not Evaluated: 0
 Medium: 3 Not Required: 12
 Low: 2

Sites Response Complete: 12

PROGRESS AND PLANS

CERCLA	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
PA / SI	10							
RI / FS								
RD								
RAC								
RAO								
IRA								
RC	10							
Cumulative % RC	100%	100%	100%	100%	100%	100%	100%	100%
RCRA CA	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
RFA		8						
RFI / CMS				4	3			
DES				4				
CMI					1	2	1	
CMO								1
IRA								
RC		1		1	3	2		1
Cumulative % RC	0%	13%	13%	25%	63%	88%	88%	100%
UST	FY95 and before	FY96	FY97	FY98	FY99	FY00	FY01	FY02 and After
SA	1							
CAP	1							
DES								
IMP	1							
IMO								
IRA								
RC	1							
Cumulative % RC	100%	100%	100%	100%	100%	100%	100%	100%